



City of El Paso – City Plan Commission Staff Report

Case No: PZST14-00034
Application Type: Special Permit and Detailed Site Development Plan Review
CPC Hearing Date: January 8, 2015
Staff Planner: Michael McElroy, 915-212-1612, mcelroyms@elpasotexas.gov
Location: Parcel 1: 8493 Roseway Drive
Parcel 2: 8495 Roseway Drive
Legal Description: Parcel 1: Lot 3, Block 1, Hughes Subdivision Replat "A", City of El Paso, El Paso County, Texas
Parcel 2: Lot 2, Block 1, Hughes Subdivision Replat "A", City of El Paso, El Paso County, Texas
Acreage: Parcel 1: 0.1461 acres
Parcel 2: 0.1192 acres
Rep District: 6
Existing Zoning: R-5 (Residential)
Existing Use: Vacant
C/SC/SP/ZBA/LNC: N/A
Request: Infill / Lot Width Reduction / Lot Area Reduction / Side Yard Setback Reduction / 50 percent Parking Reduction
Proposed Use: Duplex
Property Owner: Gabriel Alderete
Representative: Juan Alderete

SURROUNDING ZONING AND LAND USE

North: R-3/sc (Residential/special contract) / Railroad and Single-family dwellings
South: R-4 (Residential) / Single-family dwellings
East: R-5 (Residential) / Duplex
West: R-5 (Residential) / Duplex

PLAN EL PASO DESIGNATION: G-3, Post-War

NEAREST PARK: Pueblo Viejo Park (870 feet)

NEAREST SCHOOL: Ysleta Elementary (3,625 feet)

NEIGHBORHOOD ASSOCIATIONS

Mission Valley Civic Association
Save the Valley 21

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on December 18, 2014. The Planning Division has not received any communication in support or opposition to the special permit request.

APPLICATION DESCRIPTION

The request is for a special permit and detailed site plan approval to allow for infill development for a reduction in lot area, lot width, side yard setback, and a 50 percent parking reduction, to permit the construction of two duplexes. The properties are currently vacant. The applicant is requesting a reduction for Parcel 1 for lot width from the required 50 feet to 45 feet and a 50 percent parking reduction. The applicant is requesting a reduction for Parcel 2 for lot width from the required 50 feet to 45 feet, lot area from 6,000 sq. ft. to 5,191 sq. ft., a reduction in side yard setback from 5 feet to 3 feet, and a 50 percent parking reduction. The applicant is proposing a 1,720 sq. ft. duplex for Parcel 1 and a 1,725 sq. ft. duplex

for Parcel 2. Both parcels require four parking spaces and provide two. Access to both properties is proposed from Roseway Drive.

Planning and Inspections Department – Planning Division Recommendation

The Planning Division recommends **approval** of the request as the proposed development is consistent with the surrounding residential neighborhood and is compliant with the G-3 Post-War land use designation in the Plan El Paso Mission Valley Planning Area. Further, the property meets the requirements of Section 20.04.320, Special Permit Approvals, Section 20.10.280, Infill Development, and 20.04.150 Detailed Site Development Plan.

Plan El Paso-Future Land Use Map Designation

All applications for special permit shall demonstrate compliance with the following criteria:

G-3 – Post War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

The purpose of the R-5 (Residential) district is to provide a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations, permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.

ANALYSIS

To grant the special permit to allow for infill development, the applicant must comply with the following standards, per Section 20.10.280, Infill Development:

A. Location Criteria. An infill development may be designated for any property on which at least two of the following factors are present: the property is wholly or partially located within a designated tax increment financing district, or the property is wholly or partially located within a designated state or federal enterprise zone, or the property is wholly or partially located within an empowerment zone, or the property is wholly or partially located within a designated redevelopment area pursuant to Chapter 20.14 of this title, or the property is located within a designated historic district, or the property is within an older neighborhood of the city. An older neighborhood of the city defined as a legally recorded and developed subdivision for at least thirty years. Where an infill development is able to satisfy only one of the preceding factors, an applicant shall be allowed to make a formal request to city council to waive the two factor requirement prior to the submission of a special use permit application for the property. In all instances where a waiver is requested and authorized by city council, at least one location factor shall be met. For purposes of this section, any property with a historic designation shall be subject to the requirements and review provisions of Chapter 20.20 (Historic Designations) of this title, and shall not be waived by any provision of this section.

The applicant meets two of the required criteria, being located in a state enterprise zone and having been subdivided for thirty years or more. The Hughes subdivision was originally platted in 1929 and replatted in 2008 (Attachment 5).

B. Use Regulations. Unless the ordinance designating the infill development provides otherwise, a proposed infill development may be approved for any use permitted in the base-zoning district in which it is located. However, the ordinance designating an infill development overlay may provide a list of principal uses, accessory uses and prohibited uses pursuant to a specific area plan adopted by the city council.

Duplexes are a permissible use in the R-5 (Residential) zone district.

C. Setback Provisions. The side, front and rear setback requirements of the base-zoning district on which it is located may be reduced up to one hundred percent for an infill development as approved by city council. Buildings should be designed to relate to and take advantage of any existing site attributes, and shall be a consideration for reduction of the setback requirements.

Dimensional Standards Required and Proposed						
	Lot Width		Lot Area		Side Yard Setback	
	Required	Proposed	Required	Proposed	Required	Proposed
Location						
Parcel 1 (8493 Roseway)	50 feet	45 feet	6,000 sq. ft.	6,363 sq. ft.	5 feet	5 feet
Parcel 2 (8495 Roseway)	50 feet	45 feet	6,000 sq. ft.	5,191 sq. ft.	5 feet	3 feet

D. Parking. The minimum parking requirements enumerated in Chapter 20.14 (Off-Street Parking and Loading Requirements) of this title shall be automatically reduced by fifty percent for any use within a designated infill development.

Each parcel requires four parking spaces and proposes two spaces on each parcel, a 50 percent reduction in the required parking.

E. Design. Unless otherwise approved by city council, any construction permitted pursuant to this section shall be designed to consistently relate to the massing and character of the surrounding properties. Consistency of massing and character shall be determined as shown on the site plan with typical elevations and proposed construction materials, that the proposed construction is compatible with the overall design features and building development of the neighborhood within which the proposed infill development is located. Design features include, but shall not be limited to, building height, architectural style, building materials, landscape and setbacks.

The proposed development is consistent with the G-3 Post-War growth sector.

COMMENTS:

Planning and Inspections Department – Planning Division - Transportation

No objections.

Note: All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

Planning and Inspections Department - Land Development

No objection.

Planning and Inspections Department – Plan Review

No objections to proposed special permit.

Planning and Inspections Department - Landscaping

Recommend approval.

El Paso Fire Department

Detailed Site Plan does not adversely affect the Fire Department.

El Paso Water Utilities

EPWU-PSB does not object to this request.

Water:

1. There is an existing 6-inch diameter water main that extends Roseway Dr. located approximately 4 feet south of the property's southern boundary line. This main is available for service.
2. Previous water pressure reading from fire hydrant #1774 located on the northeast Roseway Dr. and New Haven Dr., have yielded a static pressure of 96 (psi) pounds per square inch, a residual pressure of 18 (psi) pounds per square inch and a discharge of 1404 (gpm) gallons per minute.
3. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device

Sewer

There is an existing 8 –inch diameter sanitary sewer main that extends along Roseway Dr. located along the street centerline. This main is available for service.

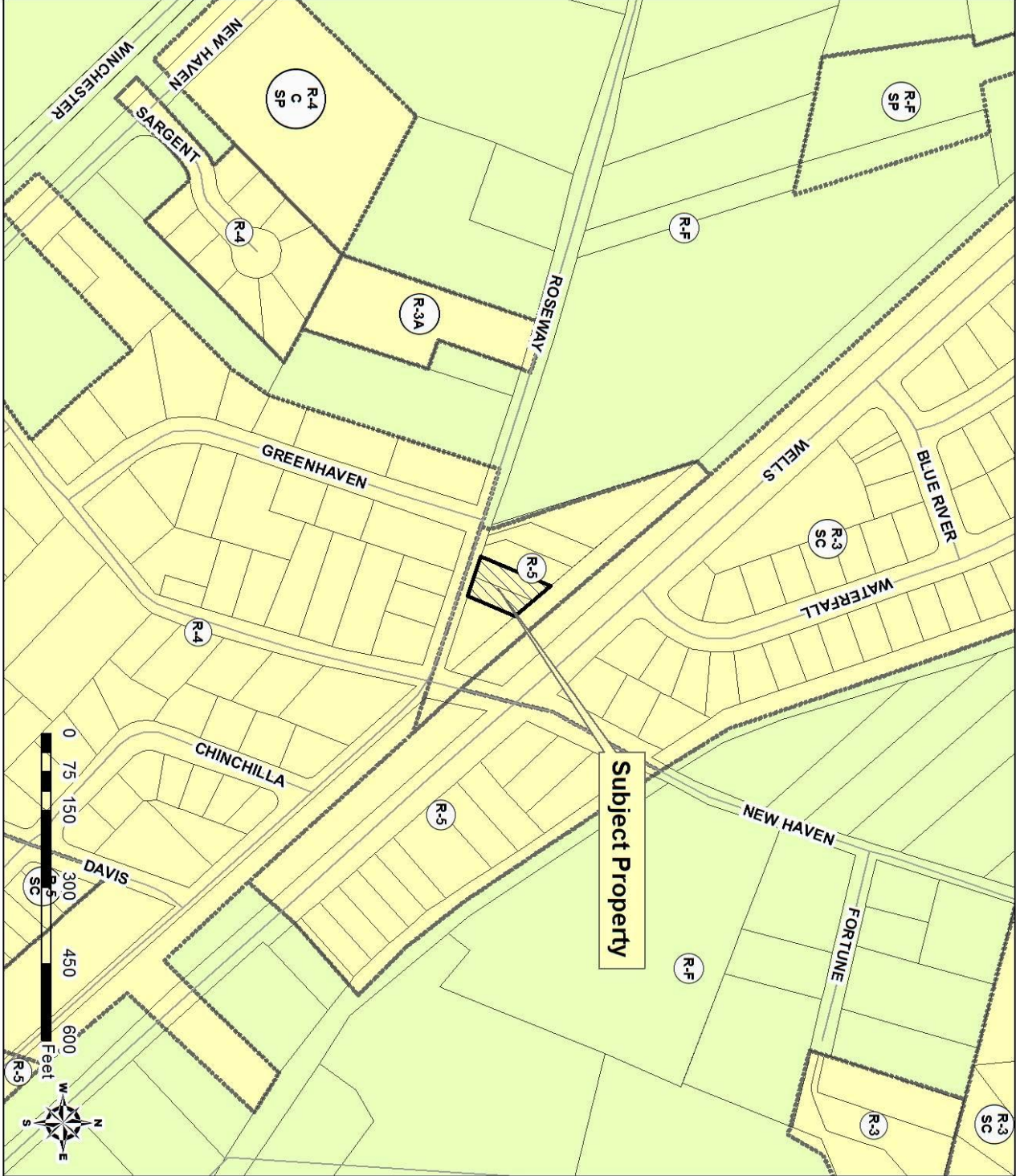
General:

EPWU requires a new service application to serve the subject property. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Attachments

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Elevations
5. Plat of Hughes Subdivision

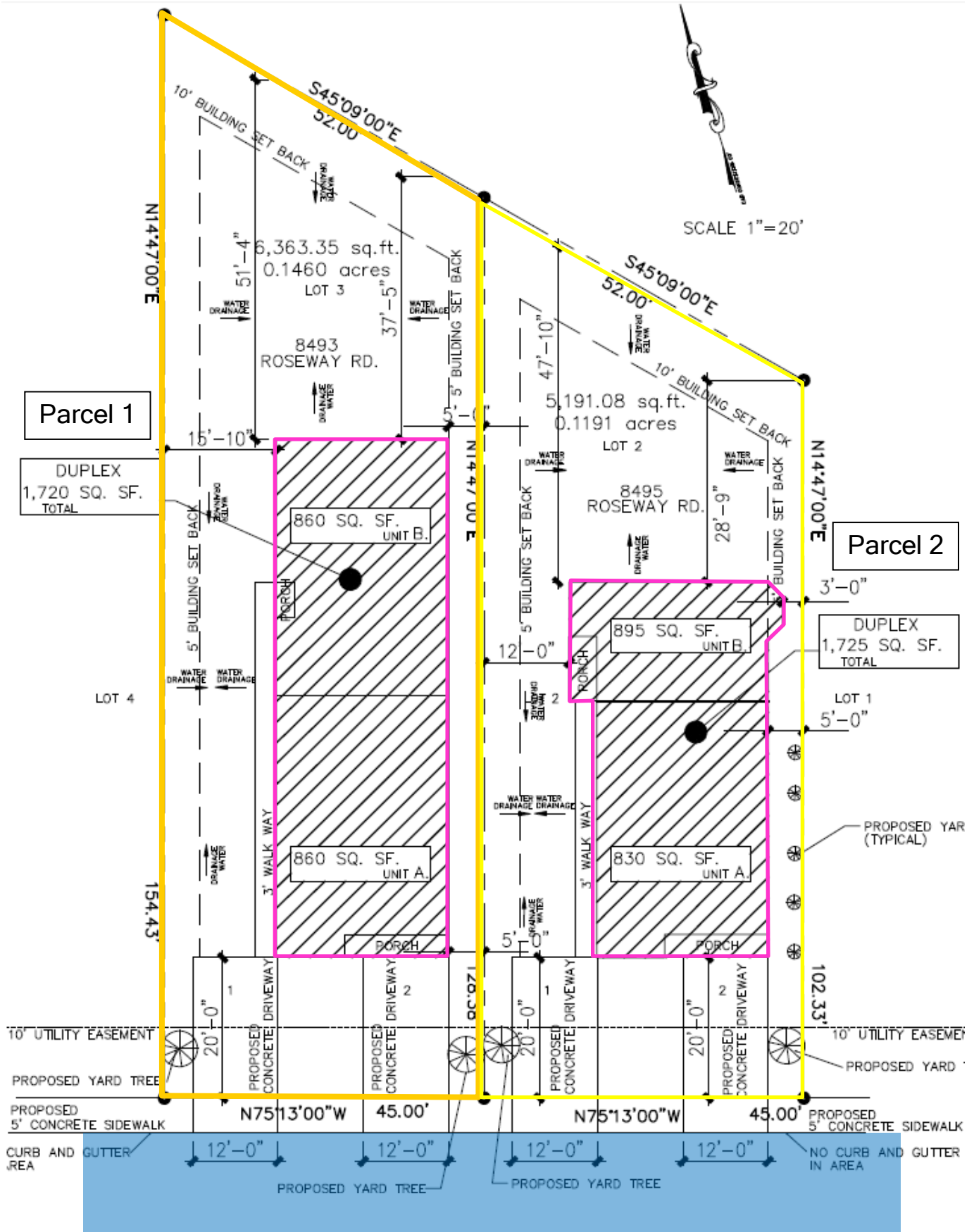
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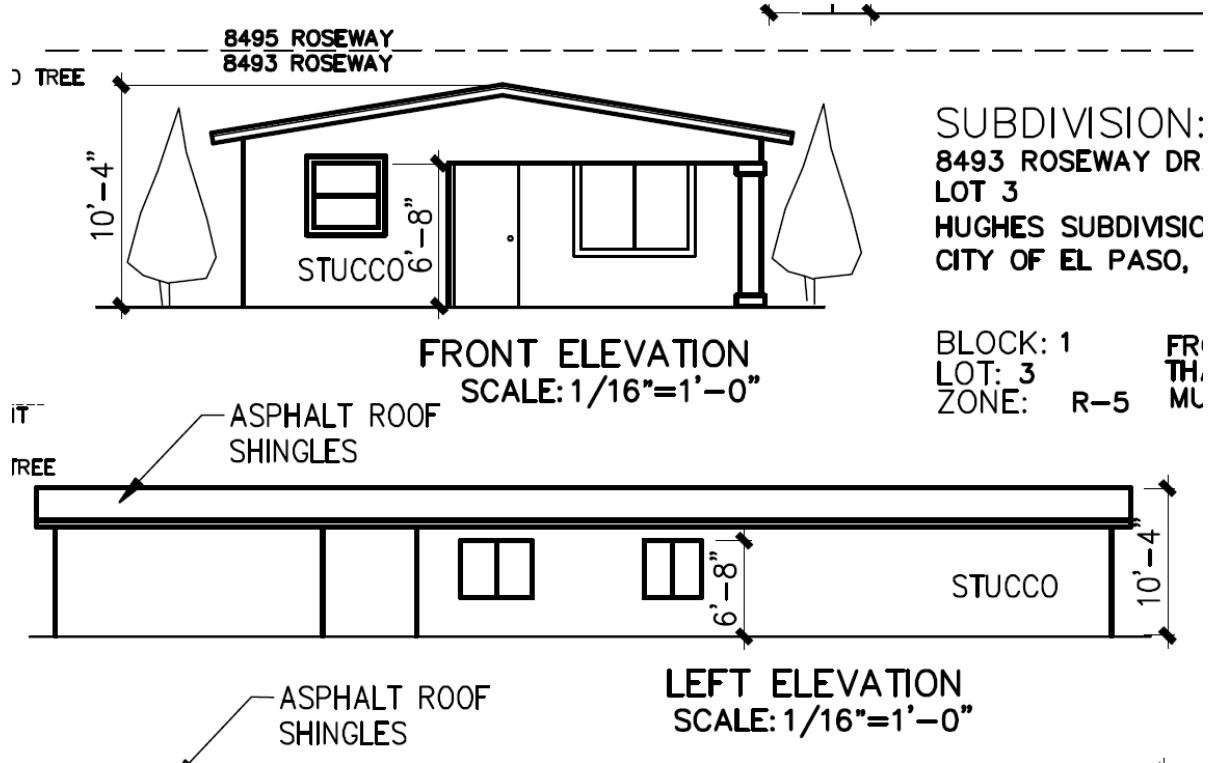


ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN

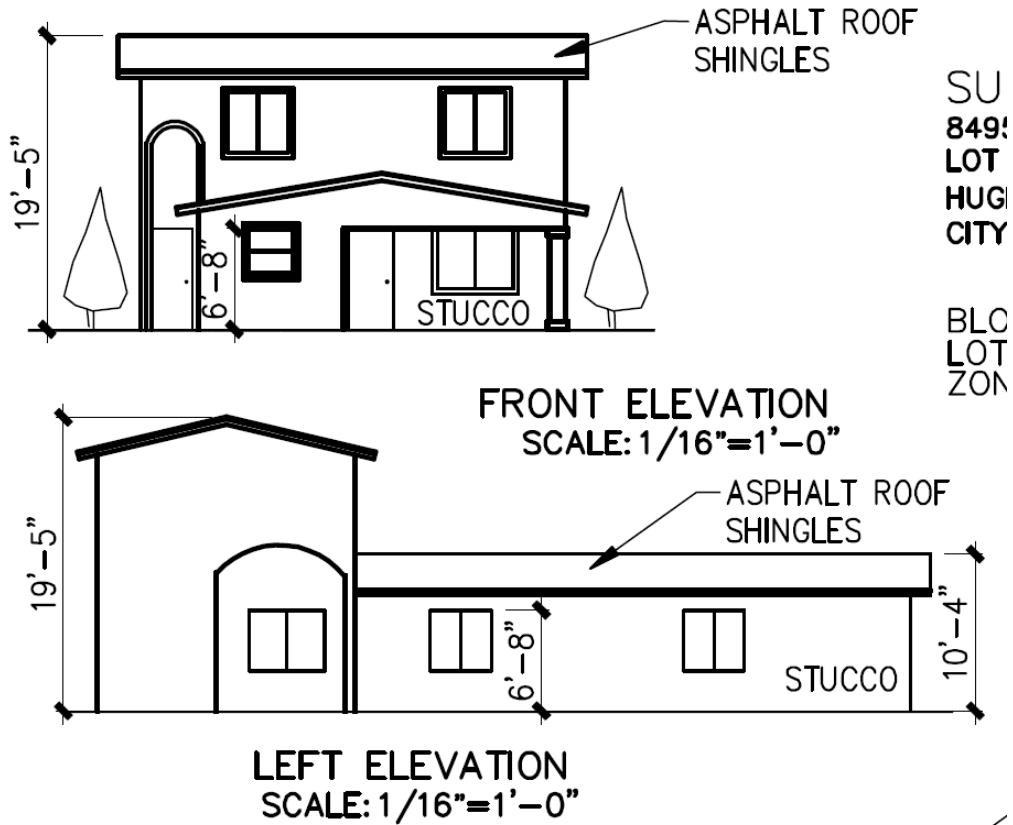


ATTACHMENT 4: ELEVATIONS

Parcel 1 (8493 Roseway)



Parcel 2 (8495 Roseway)



ATTACHMENT 5: PLAT OF HUGHES SUBDIVISON

